

WARRANTY DEED  
Statutory Short Form  
012351

TRANSFER  
TAX  
PAID

We, ROBERT W. NICHOLAS and CANDACE A. NICHOLAS of 6 Taylor Avenue, Waterville, County of Kennebec and State of Maine, 04901, for consideration paid, grant to PAUL D. GAGLIARDI and ALISON F. GAGLIARDI of 73 West Rock Avenue, New Haven, County of New Haven and State of Connecticut, 06515, with Warranty Covenants as joint tenants and not as tenants in common, the land in Waterville presently known as 6 Taylor Avenue, Kennebec County, State of Maine, bounded and described as follows; to wit:

A CERTAIN LOT or parcel of land situate in Waterville, County of Kennebec and State of Maine, being numbered thirty-three (33) on the Plan of Gilman Heights made by F. V. Armstrong, dated December 4, 1939, and recorded in the Kennebec Registry of Deeds, Map Book 12, Page 77, to which reference may be had for a more particular description.

SAID premises are conveyed subject to restrictions one through nine as set forth in a Warranty Deed from Arthur W. Seepe and Virginia S. Seepe to Donald K. McFadden and Margaret E. McFadden dated August 14, 1969 and recorded in the Kennebec County Registry of Deeds in Book 1501, Page 444, to which reference may be had for a more particularly description.

BEING all and the same premises acquired by Robert W. Nicholas and Candace A. Nicholas by Warranty Deed from Warren R. Anderson and Audrey H. Anderson dated March 17, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2458, Page 114.

REFERENCE is also made to an easement set forth in the Quitclaim Deed from Gilman Heights, Inc. to Arthur W. Seepe and Virginia S. Seepe dated October 2, 1954 and recorded in the Kennebec County Registry of Deeds in Book 985, Page 381, which is hereby likewise conveyed by the Grantors to the Grantees.

WITNESS our hands and seals this 12th day of June, 1989.

Signed, Sealed and Delivered  
in the presence of:

*[Signature]*

*Robert W. Nicholas*

Robert W. Nicholas

*Candace A. Nicholas*

Candace A. Nicholas

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated:

June 12, 1989

Then personally appeared the above named Robert W. Nicholas and Candace A. Nicholas and acknowledged the foregoing instrument to be their free act and deed.

Before me,

*[Signature]*

Notary Public

Print Name \_\_\_\_\_

ROBERT M. MARDEN  
ATTORNEY AT LAW - NOTARY PUBLIC  
MY COMMISSION EXPIRES NOVEMBER 5, 1995

RECEIVED KENNEBEC SS.

1989 JUN 15 AM 9:00

ATTEST: *[Signature]*